

Comparative Market Analysis

Property At:

Prepared For:
Atty Ruiz

Prepared By:
Fermin Perez, CNC
Century 21 Lullo



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05/26/2009

Atty Ruiz

,

Dear Atty Ruiz,

Thank you for allowing me this opportunity to provide you with our exclusive Market Analysis for your home. This analysis, especially prepared for you, was researched from reliable information currently available from the local multiple listing service. It indicates what real estate activity has occurred in your area with other properties. While none of the properties are exactly like yours, they do provide a good reference source for a comparative market analysis.

I welcome the opportunity to work as your real estate professional. I encourage you to contact me should you have any questions or require any additional information.

Sincerely,
Fermin Perez, CNC

Century 21 Lullo

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Resume For FERMIN PEREZ

CENTURY21 LULLO

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Subject Property

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Market Analysis Summary

Pending Sale

Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
06922965	PEND	2065 N KEDZIE AVE 104	\$314,900	5	3	2.1	340	340
07132306	CTG	2555 W Moffat ST B	\$369,900	7	3	2.1	107	369
07073319	PEND	2445 W Logan BLVD 2E	\$379,000	5	3	2	156	156
07191563	PEND	2445 W Logan BLVD 2W	\$379,000	5	3	2	14	14
07142166	PEND	2237 N OAKLEY AVE G	\$409,000	6	3	2	15	15
07170293	PEND	2236 N MAPLEWOOD AVE 1	\$419,900	8	3	2.1	45	45
07133025	CTG	2445 W Logan BLVD 3W	\$439,000	5	3	2	105	105
07182583	CTG	2319 N Leavitt AVE 3	\$449,900	6	3	2	49	353
07155702	PEND	2335 N Lister F	\$449,900	7	3	2.1	38	223

Statistics

Total Properties: 9

	List Price	Approx SF	Beds	Baths	LMT	MT
Minimum	\$314,900	1400	3	2	14	14
Maximum	\$449,900	2250	3	2	340	369
Average	\$401,167	1758	3	2	97	180

Market Analysis Summary (continued)

Recently Sold

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
07112796	CLSD	2833 W LYNDAL ST 1	\$349,000	\$320,000	01/28/2009	7	3	2.1	1	1
07083482	CLSD	2806 N OAKLEY ST 303	\$344,900	\$335,000 (S)	04/09/2009	6	3	2	80	179
07089927	CLSD	2201 N ROCKWELL ST 101	\$342,000	\$335,000 (S)	02/19/2009	8	4	3	29	129
06696616	CLSD	2065 N KEDZIE AVE 213	\$389,900	\$337,400	04/13/2009	6	3	2	113	113
07003104	CLSD	2058 N Western AVE 301	\$379,900	\$350,000	01/16/2009	6	3	2	118	511
06925784	CLSD	2342 W Montana ST 1W	\$399,000	\$370,000	12/29/2008	6	3	2.1	202	202
07016246	CLSD	2300 W MEDILL ST 3F	\$374,500	\$372,000	12/15/2008	7	3	2	78	141
06994209	CLSD	3130 W FULLERTON AVE 1W	\$399,900	\$375,000	01/08/2009	8	3	2.1	82	82
06876937	CLSD	3130 W FULLERTON AVE 1E	\$399,900	\$380,000	04/03/2009	8	3	2.1	305	305
07131421	CLSD	1811 N ROCKWELL AVE P	\$419,900	\$390,000	05/18/2009	7	3	2.1	20	507
07017710	CLSD	1653 W Cortland AVE 1	\$445,750	\$415,000	01/15/2009	7	3	2	67	165
07050684	CLSD	2237 N OAKLEY AVE 2	\$479,900	\$448,000	04/23/2009	6	3	2	168	230

Statistics

Total Properties: 12

	List Price	Sold Pr	Approx SF	Beds	Baths	LMT	MT
Minimum	\$342,000	\$320,000	1700	3	2	1	1
Maximum	\$479,900	\$448,000	2400	4	3	305	511
Average	\$393,713	\$368,950	2025	3	2	105	214
Sold properties closed averaging 93.71% of their Final List Price (FLP). This reflects a 6.29% difference between property sale prices and their FLP's.							

Market Analysis Summary (continued)

Currently for Sale

Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
07172783	ACTV	2918 W LYNDAL ST 1	\$369,900	7	3	2.1	60	391
06943611	ACTV	3241 W PALMER ST 1E	\$374,900	7	3	2.1	333	333
07130500	ACTV	2503 W FULLERTON AVE 2	\$374,900	5	3	2	107	107
07018035	ACTV	2810 W LOGAN BLVD 1	\$375,000	10	3	3	260	390
06943600	ACTV	3241 W PALMER ST 1W	\$389,900	7	3	2.1	333	333
07130495	ACTV	2503 W FULLERTON AVE 3	\$389,900	5	3	2	107	107
07029636	ACTV	3552 W LYNDAL ST 2-W	\$399,000	8	4	3	247	247
06865673	ACTV	3125 W Fullerton 519	\$399,900	6	3	2	405	405
06943620	ACTV	2147 N SAWYER ST 1	\$399,900	7	3	2.1	333	333
07133267	ACTV	2342 W Bloomingdale AVE 109	\$399,900	5	3	3	105	392
07130488	ACTV	2503 W FULLERTON AVE 4	\$409,900	5	3	2	107	108
07197404	ACTV	2444 W DIVERSEY AVE 1W	\$425,000	8	4	3.1	33	309
07054922	PCHG	1812 N Rockwell ST B	\$429,000	7	3	3.1	218	218
07215870	ACTV	2353 W BELDEN AVE 2	\$429,900	5	3	2	13	133
07128328	ACTV	1832 N ROCKWELL ST 1	\$434,900	7	3	2.1	111	111
07216865	ACTV	2047 N Mozart ST 1	\$435,000	7	3	2.1	13	13
07215879	ACTV	2353 W BELDEN AVE 3N	\$439,900	5	3	2	13	91
07165220	ACTV	2309 N Damen AVE 206	\$440,000	6	3	2	70	70
07138413	ACTV	2316 W SHAKESPEARE AVE 1	\$448,900	7	3	2.1	99	99
07177545	ACTV	2219 N CAMPBELL AVE 1S	\$449,000	6	3	2.1	55	368
07219086	ACTV	1060 N HERMITAGE AVE 2	\$449,000	6	3	2.1	9	9
07145155	TEMP	2650 W Belden AVE 207	\$449,000	7	3	2	93	93
07167456	ACTV	1824 N Rockwell ST E	\$449,900	7	3	3	65	65
07155344	ACTV	2216 W ARMITAGE AVE 3D	\$450,000	6	3	2	79	79
07175843	ACTV	2316 W Wolfram ST 2316	\$450,000	6	3	2.1	56	963

Statistics

Total Properties: 25

	List Price	Approx SF	Beds	Baths	LMT	MT
Minimum	\$369,900	1388	3	2	9	9
Maximum	\$450,000	2684	4	3	405	963
Average	\$418,504	1858	3	2	133	231



Comparables

	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
	No Photo Available			
MLS #:		06922965	07132306	07073319
Status:		PEND	CTG	PEND
Street Suffix:		AVE	ST	BLVD
Street Number:		2065	2555	2445
Compass Point:		N	W	W
Street Name:		KEDZIE	Moffat	Logan
Unit Number:		104	B	2E
City:		Chicago	Chicago	Chicago
List Price:		\$314, 900	\$369, 900	\$379, 000
Sold Price:				
Closed Date:				
Market Time:		340	369	156
Total # Of Rooms:		5	7	5
Bedrooms:		3	3	3
Bathrooms:		2.1	2.1	2
Subdivision:				LOGAN BOULEVARD
Total # Units in Building:		28		6
Unit Floor Level:		1	1	2
Approx Sq Ft:			2250	1400
Monthly Assessment:		224	150	125
Type of House:		Condo	Townhouse	1/2 Duplex, Condo
Dining Room:			Combined w/ LivRm	Combined w/ LivRm
Living Room Size:		22X24	12X9	24X14
Master Bedroom Size:		16X14	14X12	14X13
Model:				
Garage Type:		None	Attached, 2 Car Garage	None
Parking:		Assigned Spaces-1, Off Street	Off Alley	Assigned Spaces-1, Off Alley
Age:			6-10 Years	NEW Ready for Occupancy
Exterior Building Type:		Brick, Stucco, Limestone	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$314900	\$369900	\$379000

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Comparables (continued)

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
	No Photo Available			
MLS #:		07191563	07142166	07170293
Status:		PEND	PEND	PEND
Street Suffix:		BLVD	AVE	AVE
Street Number:		2445	2237	2236
Compass Point:		W	N	N
Street Name:		Logan	OAKLEY	MAPLEWOOD
Unit Number:		2W	G	1
City:		Chicago	Chicago	Chicago
List Price:		\$379, 000	\$409, 000	\$419, 900
Sold Price:				
Closed Date:				
Market Time:		14	15	45
Total # Of Rooms:		5	6	8
Bedrooms:		3	3	3
Bathrooms:		2	2	2.1
Subdivision:				
Total # Units in Building:		6	4	
Unit Floor Level:		2	G	1
Approx Sq Ft:		1400	1900	2200
Monthly Assessment:		125	115	150
Type of House:		1/2 Duplex, Condo	Condo	1/2 Duplex, Condo
Dining Room:		Combined w/ LivRm	Combined w/ LivRm	Combined w/ LivRm
Living Room Size:		24X14	27X17	12X15
Master Bedroom Size:		14X13	17X14	16X14
Model:				
Garage Type:		None	Detached, 1 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), Owned, On-Site	Detached, 3 Car Garage, Garage Door Opener(s) (Auto)
Parking:		Assigned Spaces-1, Off Alley	Owned	Off Street
Age:		NEW Ready for Occupancy	6-10 Years	11-25 Years
Exterior Building Type:		Brick	Brick, Limestone	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed (Court Approved):				

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Comparables (continued)

	Subject Property	Comp #7 Adjustment	Comp #8 Adjustment	Comp #9 Adjustment
	No Photo Available			
MLS #:		07133025	07182583	07155702
Status:		CTG	CTG	PEND
Street Suffix:		BLVD	AVE	
Street Number:		2445	2319	2335
Compass Point:		W	N	N
Street Name:		Logan	Leavitt	Lister
Unit Number:		3W	3	F
City:		Chicago	Chicago	Chicago
List Price:		\$439, 000	\$449, 900	\$449, 900
Sold Price:				
Closed Date:				
Market Time:		105	353	223
Total # Of Rooms:		5	6	7
Bedrooms:		3	3	3
Bathrooms:		2	2	2.1
Subdivision:				
Total # Units in Building:		6	4	14
Unit Floor Level:		3	3	1
Approx Sq Ft:		1400		
Monthly Assessment:		150	198	100
Type of House:		1/2 Duplex, Condo	Condo	Condo, Townhouse
Dining Room:		Combined w/ LivRm	Combined w/ LivRm	
Living Room Size:		24X14	18X15	23X18
Master Bedroom Size:		14X13	12X12	15X13
Model:				
Garage Type:		None	Detached, 1 Car Garage, Owned, On-Site	Attached, 2 Car Garage
Parking:		Assigned Spaces-1, Off Alley	On-Site	Assigned Spaces-2 or more
Age:		NEW Ready for Occupancy	1-5 Years	6-10 Years
Exterior Building Type:		Brick	Brick	Brick, Limestone
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$439000	\$449900	\$449900

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Comparables (continued)

	Subject Property	Comp #10 Adjustment	Comp #11 Adjustment	Comp #12 Adjustment
	No Photo Available			
MLS #:		07112796	07083482	07089927
Status:		CLSD	CLSD	CLSD
Street Suffix:		ST	ST	ST
Street Number:		2833	2806	2201
Compass Point:		W	N	N
Street Name:		LYNDALE	OAKLEY	ROCKWELL
Unit Number:		1	303	101
City:		Chicago	Chicago	Chicago
List Price:		\$349, 000	\$344, 900	\$342, 000
Sold Price:		\$320, 000	\$335, 000 (S)	\$335, 000 (S)
Closed Date:		01/28/2009	04/09/2009	02/19/2009
Market Time:		1	179	129
Total # Of Rooms:		7	6	8
Bedrooms:		3	3	4
Bathrooms:		2.1	2	3
Subdivision:				
Total # Units in Building:		3	24	4
Unit Floor Level:		1	3	1
Approx Sq Ft:				
Monthly Assessment:		205	234	175
Type of House:		1/2 Duplex	Condo, Loft	Condo
Dining Room:		Combined w/ LivRm	Combined w/ LivRm	
Living Room Size:		14X12	20X15	18X17
Master Bedroom Size:		13X14	16X14	20X16
Model:				
Garage Type:		None	Attached, Garage Door Opener(s) (Auto), Heated, Owned, On-Site	Detached
Parking:		Assigned Spaces-1, Off Alley	Underground/Covered, Owned, Deeded Sold Separately, On-Site	Off Alley
Age:		NEW Ready for Occupancy, NEW Under Construction	1-5 Years	100+ Years
Exterior Building Type:		Brick	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale / Foreclosed:				

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Comparables (continued)

	Subject Property	Comp #13 Adjustment	Comp #14 Adjustment	Comp #15 Adjustment
	No Photo Available			
MLS #:		06696616	07003104	06925784
Status:		CLSD	CLSD	CLSD
Street Suffix:		AVE	AVE	ST
Street Number:		2065	2058	2342
Compass Point:		N	N	W
Street Name:		KEDZIE	Western	Montana
Unit Number:		213	301	1W
City:		Chicago	Chicago	Chicago
List Price:		\$389, 900	\$379, 900	\$399, 000
Sold Price:		\$337, 400	\$350, 000	\$370, 000
Closed Date:		04/13/2009	01/16/2009	12/29/2008
Market Time:		113	511	202
Total # Of Rooms:		6	6	6
Bedrooms:		3	3	3
Bathrooms:		2	2	2.1
Subdivision:				
Total # Units in Building:		28	10	4
Unit Floor Level:		2	3	1
Approx Sq Ft:			1700	2100
Monthly Assessment:		226	270	150
Type of House:		Condo	Condo, Low Rise	1/2 Duplex, Condo
Dining Room:			Combined w/ LivRm	
Living Room Size:		23X19	17X18	12X19
Master Bedroom Size:		14X15	16X12	12X13
Model:				NEW
Garage Type:		None	Attached, 1 Car Garage, Transmitter(s), Heated, Owned	3+ Car Garage
Parking:		Assigned Spaces-1, Off Street	Assigned Spaces-1, Underground/Covered	Assigned Spaces-1, Zoned Permit, Visitor Parking, On-Site
Age:		NEW Proposed Construction	1-5 Years	1-5 Years
Exterior Building Type:		Brick, Stucco, Limestone	Brick	Brick, Stone
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:		N/A		N/A
Total Adjustments:		\$0	\$0	\$0

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Comparables (continued)

	Subject Property	Comp #16 Adjustment	Comp #17 Adjustment	Comp #18 Adjustment
	No Photo Available			
MLS #:		07016246	06994209	06876937
Status:		CLSD	CLSD	CLSD
Street Suffix:		ST	AVE	AVE
Street Number:		2300	3130	3130
Compass Point:		W	W	W
Street Name:		MEDILL	FULLERTON	FULLERTON
Unit Number:		3F	1W	1E
City:		Chicago	Chicago	Chicago
List Price:		\$374, 500	\$399, 900	\$399, 900
Sold Price:		\$372, 000	\$375, 000	\$380, 000
Closed Date:		12/15/2008	01/08/2009	04/03/2009
Market Time:		141	82	305
Total # Of Rooms:		7	8	8
Bedrooms:		3	3	3
Bathrooms:		2	2.1	2.1
Subdivision:				
Total # Units in Building:		6	6	6
Unit Floor Level:		3	1	1
Approx Sq Ft:		1800	2400	2400
Monthly Assessment:		170	170	170
Type of House:		1/2 Duplex, Penthouse	1/2 Duplex, Condo	1/2 Duplex, Condo
Dining Room:		Separate	Combined w/ LivRm	Combined w/ LivRm
Living Room Size:		22X13	30X15	30X15
Master Bedroom Size:		16X13	15X12	15X12
Model:			DUPLEX	DUPLEX
Garage Type:		Detached, 1 Car Garage	None	None
Parking:		Assigned Spaces-1, Off Alley, Deeded Sold Separately	Assigned Spaces-1, Off Alley	Assigned Spaces-1, Off Alley
Age:		51-100 Years	NEW Under Construction	NEW Under Construction
Exterior Building Type:		Brick	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				N/A
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$372000	\$375000	\$380000

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Comparables (continued)

	Subject Property	Comp #19 Adjustment	Comp #20 Adjustment	Comp #21 Adjustment
	No Photo Available			
MLS #:		07131421	07017710	07050684
Status:		CLSD	CLSD	CLSD
Street Suffix:		AVE	AVE	AVE
Street Number:		1811	1653	2237
Compass Point:		N	W	N
Street Name:		ROCKWELL	Cortland	OAKLEY
Unit Number:		P	1	2
City:		Chicago	Chicago	Chicago
List Price:		\$419, 900	\$445, 750	\$479, 900
Sold Price:		\$390, 000	\$415, 000	\$448, 000
Closed Date:		05/18/2009	01/15/2009	04/23/2009
Market Time:		507	165	230
Total # Of Rooms:		7	7	6
Bedrooms:		3	3	3
Bathrooms:		2.1	2	2
Subdivision:				
Total # Units in Building:		44	3	4
Unit Floor Level:		1	2	2
Approx Sq Ft:		2250	1750	1800
Monthly Assessment:		150	125	137
Type of House:		Condo, Townhouse	Condo, Mid Rise	Condo
Dining Room:			Combined w/ LivRm	Combined w/ LivRm
Living Room Size:		17X15	12X31	27X16
Master Bedroom Size:		13X12	11X15	17X14
Model:				
Garage Type:		Attached, 2 Car Garage, On-Site	None	Detached, 1 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), On-Site
Parking:		Assigned Spaces-2 or more, Off Street	Assigned Spaces-2 or more	Owned
Age:		6-10 Years	1-5 Years	6-10 Years
Exterior Building Type:		Brick	Brick, Limestone	Brick, Block
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:		N/A		N/A

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Comparables (continued)

	Subject Property	Comp #22 Adjustment	Comp #23 Adjustment	Comp #24 Adjustment
	No Photo Available			
MLS #:		07172783	06943611	07130500
Status:		ACTV	ACTV	ACTV
Street Suffix:		ST	ST	AVE
Street Number:		2918	3241	2503
Compass Point:		W	W	W
Street Name:		LYNDALE	PALMER	FULLERTON
Unit Number:		1	1E	2
City:		Chicago	Chicago	Chicago
List Price:		\$369, 900	\$374, 900	\$374, 900
Sold Price:				
Closed Date:				
Market Time:		391	333	107
Total # Of Rooms:		7	7	5
Bedrooms:		3	3	3
Bathrooms:		2.1	2.1	2
Subdivision:				
Total # Units in Building:			7	4
Unit Floor Level:		1	1	2
Approx Sq Ft:			1800	1500
Monthly Assessment:		135	198	225
Type of House:		1/2 Duplex, Condo	1/2 Duplex, Condo	Condo
Dining Room:				
Living Room Size:		19X12	17X13	21X21
Master Bedroom Size:		13X11	16X12	15X12
Model:				YES
Garage Type:		Owned	Owned	Detached
Parking:		Assigned Spaces-2 or more	Assigned Spaces-1, Off Street, Owned, On-Site	Assigned Spaces-1
Age:		1-5 Years	NEW Under Construction	NEW Ready for Occupancy
Exterior Building Type:		Brick	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0

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Comparables (continued)

	Subject Property	Comp #25Adjustment	Comp #26 Adjustment	Comp #27Adjustment
	No Photo Available			
MLS #:		07018035	06943600	07130495
Status:		ACTV	ACTV	ACTV
Street Suffix:		BLVD	ST	AVE
Street Number:		2810	3241	2503
Compass Point:		W	W	W
Street Name:		LOGAN	PALMER	FULLERTON
Unit Number:		1	1W	3
City:		Chicago	Chicago	Chicago
List Price:		\$375, 000	\$389, 900	\$389, 900
Sold Price:				
Closed Date:				
Market Time:		390	333	107
Total # Of Rooms:		10	7	5
Bedrooms:		3	3	3
Bathrooms:		3	2.1	2
Subdivision:				
Total # Units in Building:		6	7	4
Unit Floor Level:		1	1	3
Approx Sq Ft:		2300	1800	1500
Monthly Assessment:		561	198	225
Type of House:		Condo	1/2 Duplex, Condo	Condo
Dining Room:		Separate		
Living Room Size:		18X12	17X13	21X21
Master Bedroom Size:		14X10	16X12	15X12
Model:				YES
Garage Type:		Detached, 1 Car Garage	Owned	Detached
Parking:		Assigned Spaces-1, Off Alley	Assigned Spaces-1, Off Street, Owned, On-Site	Assigned Spaces-1
Age:		51-100 Years	NEW Under Construction	NEW Ready for Occupancy
Exterior Building Type:		Brick	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #28Adjustment	Comp #29Adjustment	Comp #30 Adjustment
	No Photo Available			
MLS #:		07029636	06865673	06943620
Status:		ACTV	ACTV	ACTV
Street Suffix:		ST		ST
Street Number:		3552	3125	2147
Compass Point:		W	W	N
Street Name:		LYNDALE	Fullerton	SAWYER
Unit Number:		2-W	519	1
City:		Chicago	Chicago	Chicago
List Price:		\$399, 000	\$399, 900	\$399, 900
Sold Price:				
Closed Date:				
Market Time:		247	405	333
Total # Of Rooms:		8	6	7
Bedrooms:		4	3	3
Bathrooms:		3	2	2.1
Subdivision:			Logan View	
Total # Units in Building:		7	78	7
Unit Floor Level:		2	5	1
Approx Sq Ft:				1800
Monthly Assessment:		175	359	198
Type of House:		1/2 Duplex, Condo	Condo	1/2 Duplex, Condo
Dining Room:			Combined w/ LivRm	
Living Room Size:		18X12	20X16	14X14
Master Bedroom Size:		16X11	13X12	16X12
Model:			BROOKSHIRE	
Garage Type:		None	Attached, 1 Car Garage, 1.5 Car Garage	Owned
Parking:		Assigned Spaces-2 or more, Owned	Assigned Spaces-1, Owned	Assigned Spaces-1, Off Street, Owned, On-Site
Age:			1-5 Years	NEW Under Construction
Exterior Building Type:		Brick	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #31 Adjustment	Comp #32 Adjustment	Comp #33 Adjustment
	No Photo Available			
MLS #:		07133267	07130488	07197404
Status:		ACTV	ACTV	ACTV
Street Suffix:		AVE	AVE	AVE
Street Number:		2342	2503	2444
Compass Point:		W	W	W
Street Name:		Bloomington	FULLERTON	DIVERSEY
Unit Number:		109	4	1W
City:		Chicago	Chicago	Chicago
List Price:		\$399, 900	\$409, 900	\$425, 000
Sold Price:				
Closed Date:				
Market Time:		392	108	309
Total # Of Rooms:		5	5	8
Bedrooms:		3	3	4
Bathrooms:		3	2	3.1
Subdivision:				
Total # Units in Building:		33	4	8
Unit Floor Level:		1	4	1
Approx Sq Ft:			1500	
Monthly Assessment:		304	225	140
Type of House:		Condo	Condo	1/2 Duplex, Condo
Dining Room:		Combined w/ LivRm		Combined w/ LivRm
Living Room Size:		20X18	21X21	18X14
Master Bedroom Size:		19X12	15X12	16X15
Model:			YES	
Garage Type:		Attached, Garage Door Opener(s) (Auto), Transmitter(s), Owned, Deeded Sold Separately	Detached	None
Parking:		Owned, Deeded Sold Separately	Assigned Spaces-1	Assigned Spaces-1
Age:		6-10 Years	NEW Ready for Occupancy	NEW Ready for Occupancy
Exterior Building Type:		Aluminum/Vinyl/Steel Siding, Brick	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:				

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #34 Adjustment	Comp #35 Adjustment	Comp #36 Adjustment
	No Photo Available			
MLS #:		07054922	07215870	07128328
Status:		PCHG	ACTV	ACTV
Street Suffix:		ST	AVE	ST
Street Number:		1812	2353	1832
Compass Point:		N	W	N
Street Name:		Rockwell	BELDEN	ROCKWELL
Unit Number:		B	2	1
City:		Chicago	Chicago	Chicago
List Price:		\$429, 000	\$429, 900	\$434, 900
Sold Price:				
Closed Date:				
Market Time:		218	133	111
Total # Of Rooms:		7	5	7
Bedrooms:		3	3	3
Bathrooms:		3.1	2	2.1
Subdivision:			Bucktown	
Total # Units in Building:			5	3
Unit Floor Level:		1	2	2
Approx Sq Ft:		2684	1388	2300
Monthly Assessment:		100	225	220
Type of House:		Townhouse	Condo	Condo
Dining Room:		Separate	Combined w/ LivRm	
Living Room Size:		22X13	17X15	18X16
Master Bedroom Size:		17X10	12X15	12X14
Model:				
Garage Type:		Attached, 2 Car Garage	Detached	Detached, 1 Car Garage
Parking:		Off Street	Assigned Spaces-1	Assigned Spaces-1
Age:		6-10 Years	NEW Ready for Occupancy	NEW Ready for Occupancy
Exterior Building Type:		Brick	Brick	Brick, Block
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$429000	\$429900	\$434900

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #37 Adjustment	Comp #38 Adjustment	Comp #39 Adjustment
	No Photo Available			
MLS #:		07216865	07215879	07165220
Status:		ACTV	ACTV	ACTV
Street Suffix:		ST	AVE	AVE
Street Number:		2047	2353	2309
Compass Point:		N	W	N
Street Name:		Mozart	BELDEN	Damen
Unit Number:		1	3N	206
City:		Chicago	Chicago	Chicago
List Price:		\$435, 000	\$439, 900	\$440, 000
Sold Price:				
Closed Date:				
Market Time:		13	91	70
Total # Of Rooms:		7	5	6
Bedrooms:		3	3	3
Bathrooms:		2.1	2	2
Subdivision:		BUCKTOWN	Bucktown	
Total # Units in Building:		3	5	
Unit Floor Level:		1	3	2
Approx Sq Ft:		2200		1490
Monthly Assessment:		201	225	100
Type of House:		1/2 Duplex, Condo	Condo	Condo
Dining Room:		Combined w/ LivRm	Combined w/ LivRm	Combined w/ LivRm
Living Room Size:		14X27	17X24	15X20
Master Bedroom Size:		14X15	12X15	11X16
Model:				
Garage Type:		3 Car Garage	Detached	Attached
Parking:		Assigned Spaces-1	Assigned Spaces-1	On-Site
Age:		1-5 Years	NEW Ready for Occupancy	1-5 Years
Exterior Building Type:		Brick, Block	Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$435000	\$439900	\$440000

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #40 Adjustment	Comp #41 Adjustment	Comp #42 Adjustment
	No Photo Available			
MLS #:		07138413	07177545	07219086
Status:		ACTV	ACTV	ACTV
Street Suffix:		AVE	AVE	AVE
Street Number:		2316	2219	1060
Compass Point:		W	N	N
Street Name:		SHAKESPEARE	CAMPBELL	HERMITAGE
Unit Number:		1	1S	2
City:		Chicago	Chicago	Chicago
List Price:		\$448, 900	\$449, 000	\$449, 000
Sold Price:				
Closed Date:				
Market Time:		99	368	9
Total # Of Rooms:		7	6	6
Bedrooms:		3	3	3
Bathrooms:		2.1	2.1	2.1
Subdivision:				
Total # Units in Building:		14	4	3
Unit Floor Level:		1	1	1
Approx Sq Ft:				
Monthly Assessment:		232	150	100
Type of House:		1/2 Duplex, Condo	1/2 Duplex	Condo
Dining Room:		Separate	Combined w/ LivRm	Combined w/ LivRm
Living Room Size:		17X23	17X22	20X13
Master Bedroom Size:		13X12	15X11	15X15
Model:				
Garage Type:		Attached	Detached	Detached, 1 Car Garage
Parking:		Assigned Spaces-1, None/Not Applicable	Assigned Spaces-1	Assigned Spaces-1, Off Alley, Owned
Age:		Unknown	NEW Ready for Occupancy	
Exterior Building Type:		Brick	Brick	Brick, Marble/Granite, Other
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$448900	\$449000	\$449000

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #43 Adjustment	Comp #44 Adjustment	Comp #45 Adjustment
	No Photo Available			
MLS #:		07145155	07167456	07155344
Status:		TEMP	ACTV	ACTV
Street Suffix:		AVE	ST	AVE
Street Number:		2650	1824	2216
Compass Point:		W	N	W
Street Name:		Belden	Rockwell	ARMITAGE
Unit Number:		207	E	3D
City:		Chicago	Chicago	Chicago
List Price:		\$449, 000	\$449, 900	\$450, 000
Sold Price:				
Closed Date:				
Market Time:		93	65	79
Total # Of Rooms:		7	7	6
Bedrooms:		3	3	3
Bathrooms:		2	3	2
Subdivision:				
Total # Units in Building:		35	24	10
Unit Floor Level:		2	1	3
Approx Sq Ft:		2151		1600
Monthly Assessment:		400	100	139
Type of House:		Condo, Loft	Condo, Townhouse	Condo
Dining Room:		Combined w/ LivRm	Separate	Combined w/ LivRm
Living Room Size:		16X22	17X13	21X21
Master Bedroom Size:		14X15	14X12	15X13
Model:				
Garage Type:		Attached, Deeded Sold Separately, On-Site	Attached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), Owned	Attached, Garage Door Opener(s) (Auto)
Parking:		Assigned Spaces-2 or more, Off Alley, On-Site	Off Alley, Owned, On-Site	Owned
Age:		51-100 Years	6-10 Years	1-5 Years
Exterior Building Type:		Brick	Aluminum/Vinyl /Steel Siding, Brick	Brick
Elementary Sch Dist:		299	299	299
High Sch Dist:		299	299	299

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Comparables (continued)

	Subject Property	Comp #46	Adjustment
	No Photo Available		
MLS #:		07175843	
Status:		ACTV	
Street Suffix:		ST	
Street Number:		2316	
Compass Point:		W	
Street Name:		Wolfram	
Unit Number:		2316	
City:		Chicago	
List Price:		\$450, 000	
Sold Price:			
Closed Date:			
Market Time:		963	
Total # Of Rooms:		6	
Bedrooms:		3	
Bathrooms:		2.1	
Subdivision:			
Total # Units in Building:		59	
Unit Floor Level:		1	
Approx Sq Ft:			
Monthly Assessment:		147	
Type of House:		Townhouse	
Dining Room:		Separate	
Living Room Size:		17X13	
Master Bedroom Size:		15X12	
Model:			
Garage Type:		Attached, 2 Car Garage	
Parking:		Visitor Parking	
Age:		6-10 Years	
Exterior Building Type:		Brick	
Elementary Sch Dist:		299	
High Sch Dist:		299	
Short Sale/Foreclosed /Court Approved:			
Total Adjustments:			\$0
Adjusted Price:			\$450000

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Key	MLS #	Status	Address	Price	Bedrooms	Total Full/Half Baths
1)	06922965	PEND	2065 N KEDZIE AVE 104		3	2.1
2)	07132306	CTG	2555 W Moffat ST B		3	2.1
3)	07073319	PEND	2445 W Logan BLVD 2E		3	2
4)	07191563	PEND	2445 W Logan BLVD 2W		3	2
5)	07142166	PEND	2237 N OAKLEY AVE G		3	2
6)	07170293	PEND	2236 N MAPLEWOOD AVE 1		3	2.1
7)	07133025	CTG	2445 W Logan BLVD 3W		3	2
8)	07182583	CTG	2319 N Leavitt AVE 3		3	2
9)	07155702	PEND	2335 N Lister F		3	2.1
10)	07112796	CLSD	2833 W LYNDAL ST 1		3	2.1
11)	07083482	CLSD	2806 N OAKLEY ST 303		3	2
12)	07089927	CLSD	2201 N ROCKWELL ST 101		4	3
13)	06696616	CLSD	2065 N KEDZIE AVE 213		3	2
14)	07003104	CLSD	2058 N Western AVE 301		3	2
15)	06925784	CLSD	2342 W Montana ST 1W		3	2.1
16)	07016246	CLSD	2300 W MEDILL ST 3F		3	2
17)	06994209	CLSD	3130 W FULLERTON AVE 1W		3	2.1
18)	06876937	CLSD	3130 W FULLERTON AVE 1E		3	2.1
19)	07131421	CLSD	1811 N ROCKWELL AVE P		3	2.1
20)	07017710	CLSD	1653 W Cortland AVE 1		3	2
21)	07050684	CLSD	2237 N OAKLEY AVE 2		3	2
22)	07172783	ACTV	2918 W LYNDAL ST 1		3	2.1
23)	06943611	ACTV	3241 W PALMER ST 1E		3	2.1
24)	07130500	ACTV	2503 W FULLERTON AVE 2		3	2
25)	07018035	ACTV	2810 W LOGAN BLVD 1		3	3
26)	06943600	ACTV	3241 W PALMER ST 1W		3	2.1
27)	07130495	ACTV	2503 W FULLERTON AVE 3		3	2
28)	07029636	ACTV	3552 W LYNDAL ST 2-W		4	3
29)	06865673	ACTV	3125 W Fullerton 519		3	2
30)	06943620	ACTV	2147 N SAWYER ST 1		3	2.1
31)	07133267	ACTV	2342 W Bloomingdale AVE 109		3	3
32)	07130488	ACTV	2503 W FULLERTON AVE 4		3	2
33)	07197404	ACTV	2444 W DIVERSEY AVE 1W		4	3.1
34)	07054922	PCHG	1812 N Rockwell ST B		3	3.1
35)	07215870	ACTV	2353 W BELDEN AVE 2		3	2
36)	07128328	ACTV	1832 N ROCKWELL ST 1		3	2.1
37)	07216865	ACTV	2047 N Mozart ST 1		3	2.1
38)	07215879	ACTV	2353 W BELDEN AVE 3N		3	2
39)	07165220	ACTV	2309 N Damen AVE 206		3	2
40)	07138413	ACTV	2316 W SHAKESPEARE AVE 1		3	2.1
41)	07177545	ACTV	2219 N CAMPBELL AVE 1S		3	2.1
42)	07219086	ACTV	1060 N HERMITAGE AVE 2		3	2.1
43)	07145155	TEMP	2650 W Belden AVE 207		3	2
44)	07167456	ACTV	1824 N Rockwell ST E		3	3
45)	07155344	ACTV	2216 W ARMITAGE AVE 3D		3	2
46)	07175843	ACTV	2316 W Wolfram ST 2316		3	2.1

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Prepared By: Fermin Perez, CNC Century 21 Lullo

Seller's Statement

Property At:

Prepared For: Atty Ruiz

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Suggested Marketing Price: \$368,950